

PB ma  
BPA ma  
APC ma

BOA 20-21  
TOWN OF WESTFIELD  
APPLICATION

45 day  
review 7/13/20  
120 day decision  
date is 11/19/20

**I. Identification:**

This appeal is from (applicant's name) Brad and Susan Schneider  
street address 6 Faulkner Drive telephone 646.944.7959  
e-mail SKrynicky@comcast.net fax \_\_\_\_\_  
for property in Westfield, NJ located at (street address) 821 Bradford Avenue

**II. To: (check one)**

☐ Planning Board ☒ Board of Adjustment  
Board Secretary: Ms. Linda Jacus 908-789-4100 extension 4602  
Both Boards: 959 North Avenue West, Westfield, NJ 07090: FAX 908-789-4113

**III. For a Hearing For: (Check all applicable)**

**Specific Applicable Sections of the Westfield L.U.O. for:**

	<u>Submission Requirements Checklists</u>	<u>Procedures</u>
<input checked="" type="checkbox"/> *C variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input checked="" type="checkbox"/> *D variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Conceptual Site Plans & Subdivisions	9.04	8.07
<input type="checkbox"/> Minor Site Plan	9.02, 9.03, 9.08	8.06, 8.08, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Site Plan	4.03C, 9.02, 9.03, 9.09	4.04, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Site Plan	9.02, 9.03, 9.10	8.06, 8.11
<input type="checkbox"/> Minor Subdivision	9.02, 9.03, 9.05	8.01, 8.06, 8.09, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Subdivision	4.03D, 9.02, 9.03, 9.06	4.04, 8.01, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Subdivision	9.02, 9.03, 9.07	8.06, 8.11
<input type="checkbox"/> **Conditional Use	9.02, 9.03	4.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure in street, drainage way, flood basin, reserved area	4.03F, 7.01E2	4.04, 7.01E, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure on lot not abutting street	7.01F2	4.04, 7.01F, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "a" appeal/ administrative officer error	7.02B2 & 3	7.02A & B, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "b" appeal/ interpretation ordinance/map	4.03B, 7.02C1 & 2 & 3	4.04, 7.02A & C, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Residential cluster	9.02, 9.03, 9.06, 8.12, 11.03F	8.13, 8.14

5/29/20

\*Public noticing is required pursuant to Section 4.03 & 4.04 \*\* A major site plan review is also required with a conditional use application

**IV. Application Description:** Briefly describe the nature and scope of this application, including proposed uses and improvements. All subdivision appeals must state the present and proposed number of lots.

There will be a front porch addition on existing front terrace. There will be a 2-story addition on side of house for 2-car garage, mudroom, family room, full bath and expanded eat in kitchen on the first floor. The second floor will contain a master bedroom suite and laundry room. The addition will be built over a full unfinished basement. The existing screen porch will be rebuilt to be a sun porch. The existing house will be remodeled. The existing second floor sun porch will be remodeled to be living space.

**V. Reasons:** Briefly summarize the reasons why you believe this appeal should be granted.

The front yard setback variance is for converting an existing front masonry terrace to a porch by adding a roof and columns. The new Porch will not extend closer to front property line than existing front porch and terrace. The addition will create a wrap-around porch For sitting on and improve the front elevation by tying the house together visually.

The F.A.R. variance is for converting the existing screen porch into a sun porch by adding windows. The space will be for year round living space just a three seasons room. The proposed F.A.R. is below the maximum percentage it just exceeds the maximum number by a small amount (145 square feet).

**VI. Property Description:** Please provide the following information about the property, which is the subject of this appeal.

•Enclose a scaleable (full size) copy of a location survey of the property; showing the surveyors name and license number, and date of survey, if this information is not otherwise provided on a site plan or subdivision plat. Survey can be no more than 2 years old.

•Street address 821 Bradford Avenue

Zone district RS-8 Block No. .503 Lot No. 31

•Dimensions of lot 120' x 150' Area of lot 15,936 sq. ft.

•Use of premises present Single family residence  
proposed Single family residence

The proposed use is: ☒ permitted by ordinance ☐ a conditional use which has been granted by the Planning Board or Zoning Board of Adjustment  
☐ a use permitted by variance ☐ a nonconforming (i.e. "grandfathered") use ☐ not a permitted use

Name of Owner Brad + Susan Schneider Telephone No. 646-944-7959  
Street address of Owner 6 Faulkner Drive, Westfield Fax No. \_\_\_\_\_

•Does the above owner also own any property that abuts the subject property?

☒ No ☐ Yes If yes, address: \_\_\_\_\_

If yes, is the abutting property subject to the Loechner-Campoli rule of merger? ☐ No ☐ Yes (If you don't know, check with the Tax Assessor in the Municipal Building.)

•Are there any present deed restriction(s) which affect this property? ☒ No ☐ Yes If yes, attach copy of deed, including language of restriction(s).

•Are there any pending proceedings, concerning the property which is the subject of this application, before any federal, state, or local board of authority? ☒ No ☐ Yes If yes, list here and attach a brief description of each.

**VII. Attorney Identification:** Private individuals, or sole proprietors may represent themselves (i.e. present the application) before the Board. All other categories of applicants must be represented by an attorney. (reference: 1998 Cox - pages 477 & 478)

If applicant (or owner) is to be represented by an attorney, please furnish the following information:

Attorney's name \_\_\_\_\_ Telephone No. \_\_\_\_\_

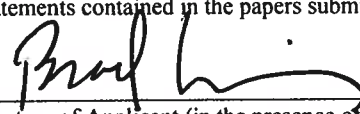
Attorney's firm \_\_\_\_\_ Fax. No. \_\_\_\_\_

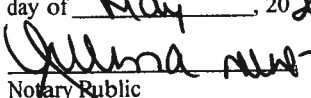
Street address \_\_\_\_\_

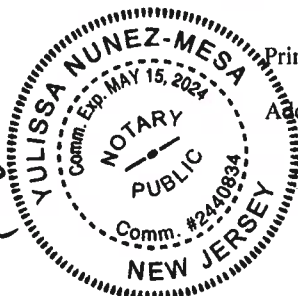
**VIII. Notarization:**

I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board, and the Zoning Board of Adjustment, their Attorney and the Zoning Officer of the Town of Westfield, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for a mutually agreeable time.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

  
Signature of Applicant (in the presence of a Notary)

Sworn and Subscribed to  
before me this 29  
day of May, 2020  
  
Notary Public



Print Name: Brad Schneider

Address: 6 Faulkner Drive  
Westfield, NJ

Home phone 646-944-7959

Business phone \_\_\_\_\_

**IX. Do not write in the following spaces:**

**TO BE COMPLETED BY THE ZONING OFFICER:**

- To the best of my knowledge and belief, this application is complete and correct.
- This application is currently the subject of a:  
\_\_\_\_\_ Zoning violation notice, No. \_\_\_\_\_, copy enclosed.  
\_\_\_\_\_ Municipal Court complaint, docket No. \_\_\_\_\_, copy enclosed.  
\_\_\_\_\_ Other pending action, (describe) \_\_\_\_\_  
\_\_\_\_\_ None of the above

\_\_\_\_\_  
Signature

**TO BE COMPLETED BY THE BOARD SECRETARY:**

Has there been any previous appeals(s) involving these premises?  
☒ No ☐ Yes If yes, attach copies of resolution(s)

**TO BE COMPLETED BY THE COMPLETENESS DESIGNEE:**

Application accepted as complete on

7/22/20

  
Signature

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**TOWN OF WESTFIELD**

**LIST OF EXISTING NON-CONFORMING ZONING CONDITIONS**

Section 7.01B Review of existing non-conforming conditions in connection with applications for variances or for the direction of the issuance of certain permits.

In reviewing applications for variances or for the direction of the issuance of certain permits, the Board shall determine whether any existing non-conforming conditions involving the subject property will exacerbate, intensify, alter, affect or in some way result in a significant impact on the proposed use, structure or land. If the Board finds that no substantial impact or detriment will result, the Board shall so state in its findings of fact in the resolution for the application, without the need for such existing non-conforming conditions to meet the criteria established by N.J.S.A. 40:55D-34, 36, 51a, 51b, 70c and 70d and this ordinance for variances or exceptions. If the Board finds that substantial impacts or detriments will result, however, the application shall not be approved unless and until the applicant agrees to mitigate or eliminate such impacts or detriments to the maximum extent feasible.

The above shall not be construed to alter the review procedures not the criteria for granting variances or exceptions for violations proposed by the development or existing illegally on the subject property.

Note: This list must be consistent with the Variance Table, if otherwise required.

1.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
2.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
3.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
4.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
5.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
6.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:

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**TOWN OF WESTFIELD**


**LIST OF NEW C.40:55D-70 c AND d VARIANCES REQUESTED**

**SECTION 9.02: GENERAL REQUIREMENTS; SUPPORTING DOCUMENTATION**

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans and conceptual subdivisions, shall be required to submit a statement indicating all of the provisions of the Land Use Ordinance from which a waiver or variance is sought.

Note: This list must be consistent with the Variance Table, if otherwise required.

1.	Section: 12.03C, D & E	Nature of Deficiency: Minimum Front yard Setback
	Permitted: 40.34'	Present: 34'-2"      Proposed: 34'-8"
2.	Section: 12.04E-1	Nature of Deficiency: Maximum Floor Area Ratio
	Permitted: 30% not to exceed 4,000 sq.ft.   Present: 16.71%   Proposed: 26%, 4,145 sq.ft.	
3.	Section:	Nature of Deficiency:
	Permitted:	Present:      Proposed:
4.	Section:	Nature of Deficiency:
	Permitted:	Present:      Proposed:
5.	Section:	Nature of Deficiency:
	Permitted:	Present:      Proposed:
6.	Section:	Nature of Deficiency:
	Permitted:	Present:      Proposed:
7.	Section:	Nature of Deficiency:
	Permitted:	Present:      Proposed:
8.	Section:	Nature of Deficiency:
	Permitted:	Present:      Proposed:

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**TOWN OF WESTFIELD**  
**REQUIREMENTS AND VARIANCES SUMMARY TABLE PER SECTION 911 B.7.**

**THIS TABLE MUST BE INCLUDED WITH ALL APPLICATIONS FOR "C" AND "D" VARIANCES,  
AND MUST BE SHOWN ON ALL REQUIRED SITE PLANS, SUBDIVISION PLANS, AND PLOT PLANS**

The below regulations are for all RS, RM and P zones applications. All RA, O, CBD and GB zone applications use the "Bulk and Lot Regulations" for the zone.

**ZONE:** RS-8      **APPLICANT:** Brad Schneider

**STREET ADDRESS:** 821 Bradford Avenue

**PROPOSED**

REG. NO.	REGULATION	UNITS	REQUIRED	USE SEPARATE COLUMN FOR EACH LOT			
				LOT No.	VARIANCE?*	LOT No.	VARIANCE?*
11.08E-1	Minimum gross area	sq. ft.	8,000	15,936	NO		
11.08E-2	Minimum area within first 134 ft. of depth	ft.	8,000	10,050	NO		
11.08E-2	Minimum width	ft.	60	75	NO		
11.08E-3	Minimum frontage	ft.	60	75	NO		
11.08E-4	Minimum depth	ft.	120	125	NO		
11.08E-5	Minimum front yard (per Sections 12.03C & D & E)	ft.	40.34	34'-8"	YES		
11.08E-6	Minimum Sideyard	ft.	10	17'-0"	NO		
11.08E-6	" "	ft.	10	39'-2"	NO		
11.08E-7	Minimum rear yard	ft.	35	35'-6"	NO		
12.04F-1	Maximum building coverage (without deck)	%	20	15.21	NO		
12.04F-2	Maximum building coverage (with deck)	%	22	19.33	NO		
12.04E-1	Maximum FAR or total habitable floor area	%	30	26	YES		
11.08E-8	Maximum building height	ft.	32	32	NO		
12.04G-1	Maximum all improvements coverage	%	50	32.6	NO		
11.08E-12	Other: Maximum eave height		22	18'-9"	NO		
11.08E-13	Other: Maximum length zoning side wall		25	21'-8"	NO		
11.08E-14	Other: Minimum garage space		1	2	NO		
11.08E-8	Other: Maximum stories		2-1/2	2-1/2	NO		
	Other:						
	Other:						
	Other:						
	Other:						
	Other:						
	Other:						

NOTE: This table must be consistent with the two variance lists, if they are included in the application.

\* Single star all variances which are new variances; i.e. are not pre-existing, non-conforming conditions which will continue.

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Tax Account Maintenance

Block: 503

Lot: 31

Qualifier:

Owner: SCHNEIDER, BRAD & SUSAN

Prop Loc: 821 BRADFORD AVE

Account Id: 00000625

Notes Exist

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2020	2		4,391.91	.00	.00	.00		
2020	1		4,391.92	.00	.00	.00		
2020		Total	8,783.83	.00	.00	.00		
2019	4		3,112.09	.00	.00	.00		
2019	3		3,103.92	.00	.00	.00		
2019	2		5,675.82	.00	.00	.00		

Other Delinquent Balances:

Interest Date: 05/29/20

Other APR2 Threshold Amt:

.00 Per Diem:

.0000

Last Payment Date: 04/15/2020

TOTAL TAX BALANCE DUE

Principal:

.00 Penalty:

.00

Misc. Charges:

.00 Interest:

.00 Total:

.00

\* Indicates Adjusted Billing in a Tax Quarter.

574120

CERTIFICATION  
TAXES PAID UP TO DATE

NEXT TAX DUE 8/1/2020

ANY QUESTIONS, CALL 909-789-4051

TAX COLLECTOR

*[Signature]*

**TOWN OF WESTFIELD  
UNION COUNTY NEW JERSEY**

**AFFIDAVIT OF OWNERSHIP**

I, Brad Schneider, of full age, being duly sworn  
(Print Name)

according to law, do hereby certify that I am the (check one) owner or duly authorized officer of the owner (as listed on the application form), of the following property which is the subject of the within application to the Westfield Planning Board or Zoning Board of Adjustment:

Block & Lot (s) 503, 31 \_\_\_\_\_

Street Address(es) 821 Bradford Avenue \_\_\_\_\_  
\_\_\_\_\_

Check one:

1. ☒ As the owner (or officer of), I am the Applicant in the within application.
2. \_\_\_\_\_ As the owner (or officer of), I am not the Applicant. I certify that I have reviewed and consent to the within application and that the information contained herein is true and correct to the best of my knowledge. I authorize the following entity/individual to act as the Applicant in making this application:

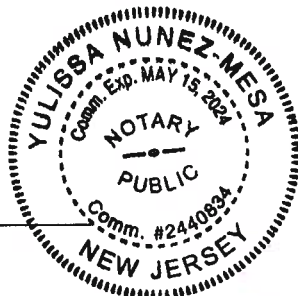
a. Authorized Individual/Entity: \_\_\_\_\_

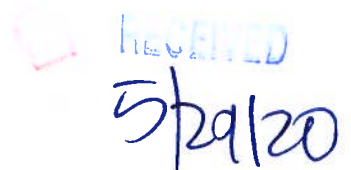
b. Authorized Individual/Entity Interest in Property (i.e., Tenant, Contract Purchaser): \_\_\_\_\_  
\_\_\_\_\_

  
(Signature of Owner/Officer of Owner)

Sworn and subscribed to  
before me on this 29  
day of May, 2020.

  
Notary Public



  
5/29/20



OWNER & ADDRESS REPORT

WESTFIELD

821 BRADFORD AVE

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
501	14		2	KESSLER, JOHN B & KELLY A 424 HILLSIDE AVE WESTFIELD, N J 07090	424 HILLSIDE AVE	
501	15		2	ZACHARIADES, ARISTOTELIS & AMANDA 436 HILLSIDE AVE WESTFIELD, NJ 07090	436 HILLSIDE AVE	
501	17		2	LACZYNSKI, EDWARD & KATHLEEN C 857 HIGHLAND AVENUE WESTFIELD, NJ 07090	857 HIGHLAND AVE	
503	4		2	MILLMAN, ARTHUR E & FELELLA K 824 HIGHLAND AVE WESTFIELD, N J 07090	824 HIGHLAND AVE	
503	5		2	GATES, DANIEL T & KAREN 834 HIGHLAND AVE WESTFIELD, NJ 07090	834 HIGHLAND AVE	
503	6		2	SHEEHAN, JEREMIAH P & SUSAN M 842 HIGHLAND AVE WESTFIELD, NJ 07090	842 HIGHLAND AVE	
503	7		2	EIBSCHUTZ, MARCU & GHITTA 846 HIGHLAND AVE WESTFIELD, NJ 07090	846 HIGHLAND AVE	
503	8		2	BURCHETT, JOHN & JANET 896 HIGHLAND AVE WESTFIELD, NJ 07090	896 HIGHLAND AVE	
503	9		2	MARINO, JAMES C & LESLIE L 902 HIGHLAND AVE WESTFIELD, NJ 07090	902 HIGHLAND AVE	
503	10		2	CHANNELL, CHRISTIAN & JAYNE 910 HIGHLAND AVE WESTFIELD, NJ 07090	910 HIGHLAND AVE	
503	11		2	PAGANO, ANTHONY M & ROBAYO, JOHANNA 920 HIGHLAND AVE WESTFIELD, NJ 07090	920 HIGHLAND AVE	
503	28		2	HENDRIX, BRIAN D & JACQUELINE D 839 BRADFORD AVE WESTFIELD, NJ 07090	839 BRADFORD AVE	
503	29		2	CHEUNG, JASON K & DELLATORE, SHARA 835 BRADFORD AVE WESTFIELD, NJ 07090	835 BRADFORD AVE	
503	30		2	HAGGERTY, MARILYN E 825 BRADFORD AVENUE WESTFIELD, NJ 07090	825 BRADFORD AVE	
503	31		2	SCHNEIDER, BRAD & SUSAN 821 BRADFORD AVE WESTFIELD, NJ 07090	821 BRADFORD AVE	
503	32		2	FEDERICI, ERNEST E & ROBERTA K 811 BRADFORD AVE WESTFIELD, N J 07090	811 BRADFORD AVE	
503	33		2	HAER, WILLIAM & KIMBERLY 801 BRADFORD AVE WESTFIELD, NJ 07090	801 BRADFORD AVE	
503	34		2	PISANE, RANDOLPH & MEGAN A 425 BIRCH AVENUE WESTFIELD, NJ 07090	425 BIRCH AVENUE	
503	35		2	MCGURN, KEVIN & TINA MICHELLE 421 BIRCH AVE WESTFIELD, NJ 07090	421 BIRCH AVENUE	

# OWNER & ADDRESS REPORT

WESTFIELD

821 BRADFORD AVE

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
509	1		2	MEAGHER, JOHN P 503 BIRCH AVE WESTFIELD, NJ 07090	503 BIRCH AVENUE	
509	2		2	HAGAR, PAUL & TRICIA MULLANEY 826 BRADFORD AVE WESTFIELD, NJ 07090	826 BRADFORD AVE	
509	3		2	BARTOK, RICHARD E & KRISTIN SHEA 834 BRADFORD AVE WESTFIELD, N J 07090	834 BRADFORD AVE	
509	4		2	MARSH, AMY L 842 BRADFORD AVE WESTFIELD, NJ 07090	842 BRADFORD AVE	
509	25		2	TSEPOURIDIS, ELIAS & HASSLER, AMY K 519 BIRCH AVENUE WESTFIELD, NJ 07090	519 BIRCH AVENUE	
509	26		2	SUMMERS, ROBERT F & JAYNE W 511 BIRCH AVENUE WESTFIELD, NJ 07090	511 BIRCH AVENUE	
509	27		2	VOZZA, LOUIS & DIANA C 507 BIRCH AVE WESTFIELD, N J 07090	507 BIRCH AVENUE	

